

CITY OF BELMONT

PLANNING COMMISSION

SUMMARY MINUTES

TUESDAY, JUNE 2, 2009, 7:00 PM

Chair Horton called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Horton, Mayer, Parsons, Frautschi, Mercer, Reed, Mathewson
Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD), Senior Planner DiDonato (SP), City Attorney Zafferano (CA), Recording Secretary Flores (RS)

2. AGENDA AMENDMENTS – In the interest of the applicant for Item 5A, CDD de Melo asked for and was granted permission by Chair Horton to discuss Public Hearing Item 5A before Study Session Item 6A.

3. COMMUNITY FORUM (Public Comments)

Commissioner Reed addressed the Commission in order to publicly thank the students of Miss Switick's First Grade students at Central Elementary School, who were gracious enough to provide their input on what should go into Firehouse Square. The data was handed to RS Flores for dissemination.

4. CONSENT CALENDAR

4A. Minutes of April 21, 2009

Commissioner Parsons called attention to errors in the Minutes where he is referred to as Chair of the Commission.

MOTION: By Commissioner Mathewson, seconded by Commissioner Frautschi, to approve the Minutes of April 21, 2009, with corrections as discussed.

Ayes: Mathewson, Frautschi, Parsons, Reed, Mayer, Horton
Noes: None
Abstain: Mercer

Motion passed 6/0/1

4B. Minutes of May 5, 2009

Referring to Page 2, Commissioner Frautschi asked that "of Unit B" be added at the end of the first sentence of paragraph 3, and that in the second sentence of paragraph 7, the word "trees" be deleted after the word "Nandina."

MOTION: By Commissioner Mathewson, seconded by Commissioner Frautschi, to approve the Minutes of May 5, 2009, with corrections as discussed.

Ayes: Mathewson, Frautschi, Reed, Mercer, Parsons, Mayer, Horton
Noes: None

Motion Passed 6/0

6. PUBLIC HEARING

6. PUBLIC HEARING – Vacant Lot on Carlmont Drive

To consider an Amendment to a Use Permit to construct three two-story townhome apartments totaling 6,093 square feet in gross floor area on a vacant 10,421 square-foot parcel located on Carlmont Drive (Appl. No. 2008-0006). The previous approval allowed only for condominiums and the project has been modified to apartment units. No other modifications have occurred to the project.

APN: 045-023-100; Zoned: R-4 (Multi-Family Residential)

CEQA Status: Mitigated Negative Declaration

APPLICANT: Moshe Dinar

OWNER: Laura Watanuki

PROJECT PLANNER: Damon DiDonato (650) 637-2908

SP DiDonato summarized the Staff Report, recommending approval of the Amendment to the Conditional Use Permit.

Responding to Commissioner Mercer's questions, SP DiDonato stated that: 1) All of the conditions that are appropriate to the project still stand and staff has modified the conditions that spoke to submitting information with the CC&R's to a restrictive covenant instead. 2) Maintenance of the trees is in the restrictive covenant. 3) Extension of the bulb-outs was satisfied prior to issuance of the building permits. 4) To staff's knowledge, having the property designated as apartments rather than condominiums confers no additional rights upon the owner now or in the future.

Commissioner Frautschi asked if this change affects the count in the housing quota for the City. SP DiDonato responded that there would be a slight modification in that the City would get credit for three rental units as opposed to three ownership units, adding that they are market-rate units.

Vice Chair Mayer asked if a new Conditional Use Permit would be required if the property were to be sold at a later date. SP DiDonato responded that they would need to resubmit for a parcel map and go back through the process, since some of the standards might change.

Commissioner Frautschi asked if there is any revenue consequence to the City as a result of this change. SP DiDonato responded that the only way the City would achieve higher revenues would be from the frequent sale of the units.

Chair Horton opened the Public Hearing. No one came forward to speak.

MOTION: By Commissioner Mathewson, seconded by Commissioner Parsons, to close the Public Hearing. Motion passed 7/0 by a show of hands.

Commissioner Frautschi commented that he would have preferred a more long-term, stable, multi-ownership situation where the units could be sold and thus result in more revenue for the City.

MOTION: By Vice Chair Mayer, seconded by Commissioner Reed, to adopt the Resolution approving an Amendment to a Conditional Use Permit for the Construction of Three Two-Story Town House Apartments on a Vacant 10,421 Square-Foot Parcel (APN: 045-023-100) Located on Carlmont Drive (Appl. No. 2008-0006)

Ayes: Mayer, Reed, Mathewson, Mercer, Parsons, Horton

Noes: Frautschi

Motion passed 6/1

Chair Horton stated that this item may be appealed within 10 calendar days.

5. STUDY SESSION

5A. Economic Development/Village Districts Zoning Amendment Project

CDD de Melo gave an introduction and overview of the staff memorandum and the Draft "Villages Districts" Zoning Amendment document as prepared by Leslie Gould and Poppy Gilman, Consultants with Dyett and

Bhatia, Urban and Regional Planners.

Ms. Gould gave a power point presentation and asked for comments and questions from the Commission.

Commissioner Parsons expressed his concern that there is not a plan for the downtown area that spells out parking areas, pedestrian walkways, public plazas, traffic circulation, etc. He felt that they have the "cart before the horse" and asked if they are ever going to see a plan that will support the zoning amendments they were being asked to review. Commissioner Mercer was especially frustrated by the fact that the three key problems identified in the 1990 Downtown Specific Plan (DSP)—no pedestrian walkability, the need for a public space to draw people to the downtown area, and parking—have still not been addressed nearly 20 years later. Discussion ensued between the Commission and CDD de Melo.

Regarding the regulations, Ms. Gould felt that the question of floor area ratio and density needs to be resolved in the code and in the DSP before they can expect developers to come forward. It says 30 units an acre in some places but the existing downtown plan has heights of 0 and 1 and a .5 floor area ratio.

The consultants were asked to correct "Twin Peaks" to read "Twin Pines Park" and "Middle Street" to "Middle Road," and that the designations for permitted uses be changed so that they are consistent – all should either be "up to" or "less than" the permitted square feet.

Land Use Regulations, Table X.3-1, were discussed item by item, with suggested changes recorded by the consultants for updating the document.

Commissioner Frautschi added the suggestion that they consider adding the Gordon/Laurel area above Hill Street and the undeveloped property at the end of Hill Street on South Road to the boundaries for the Village Area.

It was agreed that they would finalize the Belmont Village Center Zoning Amendment document at the July 7th meeting.

7. REPORTS, STUDIES AND UPDATES:

CDD de Melo reported as follows:

7A. Motel 6 – 1101 Shoreway Road

No update at this time.

7B. NDNU (Koret) Athletic Field

No update at this time.

7C. Charles Armstrong School – 1405 Solana Drive

A neighborhood meeting was scheduled for the following night (June 3) at 4:30 p.m. in the EOC room at City Hall, and an agenda will be emailed after the Planning Commission meeting.

7D. Ralston/US-101 Landscape Project

No update at this time.

7E. San Mateo Development – North Road/43rd Avenue

San Mateo and the developer are looking at making site plan modifications to have only one driveway access for this project.

7F. 900 Sixth Avenue – Belmont Vista Facility

No update at this time.

7G. Caltrain Landscape Area

No update at this time.

7H. Parking Study – Downtown Village Areas

Baseline data will be provided at the next meeting. SP DiDonato has completed the walkabout of all of the blocks in the Downtown Village area and plans to present the information in both table and graphic formats.

7I. High-Speed Train (HST) Project – San Francisco to San Jose

The City continues to take various actions on outreach, creating a liaison from the City to the High-Speed Train working group. He and Public Works Director Bormann are involved, Vice Mayor Wozniak has been appointed as the City Council liaison, and a plan for a consortium of cities along the Peninsula to work on this effort is being discussed.

7J. 900 South Road – Single-Family Dwelling

No update at this time.

7K. Graffiti Removal – Old County Road

The Police Department continues to seek the removal of the graffiti.

Other Items

Vice Chair Mayer stated that he will not be present at the first meeting in July.

Commissioner Reed thanked CDD de Melo for helping him with his talk to the first graders at Central School.

9. CITY COUNCIL MEETING OF TUESDAY, JUNE 9, 2009

Liaison: Commissioner Mercer

Alternate Liaison: Commissioner Mathewson

Since Commissioner Mercer was liaison at the last City Council meeting, Commissioner Mathewson agreed to assume this role.

8. ADJOURNMENT:

The meeting was adjourned at 10:15 p.m. to a Regular Planning Commission Meeting on Tuesday, June 16, 2009 at 7:00 p.m. in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

CD's of Planning Commission Meetings are available in the
Community Development Department.

This meeting was videotaped and is available to view on the City Website
Please call (650) 595-7417 for questions.